

MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1st STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

ZONING HEARING NOTICE

PRESORTED
FIRST CLASS



Z2003000300 C14 339
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

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HEARING NUMBER: 03-300
APPLICANT NAME: CARDAN OF SOUTH DADE L.L.C.

***** RESCHEDULE NOTICE *****
THE HEARING FOR COMMUNITY ZONING APPEALS BOARD #14
ORIGINALLY SCHEDULED FOR MARCH 9, 2004 HAS BEEN
RESCHEDULED TO MARCH 15, 2004 SAME TIME AND
LOCATION.

APPLICANT IS REQUESTING A ZONE CHANGE FROM
AGRICULTURAL DISTRICT TO SINGLE-FAMILY MODIFIED
ESTATE DISTRICT, ON THIS SITE.

LOCATION: LYING WEST OF SW 194 AVENUE AND SOUTH
OF THEORETICAL SW 304 STREET, MIAMI-DADE COUNTY,
FLORIDA.

SIZE OF PROPERTY: 17.02 ACRES

HEARING WILL BE HELD AT THE
SOUTH DADE GOVERNMENT CENTER
10710 SW 211 STREET
ROOM #203 (OLD BUILDING)
MIAMI, FLORIDA 33189

COMMUNITY ZONING APPEALS BOARD 14
DATE 03/15/2004
MONDAY
TIME 6:00 PM

22003000300 C14 339
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

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- o YOU are entitled to attend and to speak at the zoning hearing.
- o YOU may submit written letters or petitions in favor of, or opposing this hearing.
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- o YOU are entitled to discuss the application with the professional county staff members that are reviewing the application prior to the hearing.
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APPEALS FROM BOARD OF COUNTY COMMISSIONERS AND COMMUNITY ZONING APPEALS BOARDS TO CIRCUIT COURT

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PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.

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MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1st STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

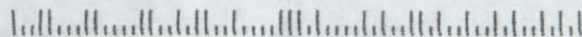
ZONING HEARING NOTICE

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MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

LSRYTMS 33128



MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

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HEARING NUMBER: 03-300
APPLICANT NAME: CARDAN OF SOUTH DADE L.L.C.

APPLICANT IS REQUESTING A ZONE CHANGE FROM AGRICULTURAL DISTRICT TO SINGLE-FAMILY MODIFIED ESTATE DISTRICT, ON THIS SITE.

LOCATION: LYING WEST OF SW 194 AVENUE AND SOUTH OF THEORETICAL SW 304 STREET, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 17.02 ACRES

HEARING WILL BE HELD AT THE
SOUTH DADE GOVERNMENT CENTER
10710 SW 211 STREET
ROOM 203 (OLD BUILDING)
MIAMI, FLORIDA 33189

COMMUNITY ZONING APPEALS BOARD
DATE 03/09/2004
TUESDAY
TIME 6:00 PM

Z2003000300 C14 339
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.

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- o YOU are entitled to attend and to speak at the zoning hearing.
- o YOU may submit written letters or petitions in favor of, or opposing this hearing.
- o YOUR testimony along with county departmental recommendations and other evidence presented at the hearing will assist the zoning board in making its decision.
- o YOU are entitled to discuss the application with the professional county staff members that are reviewing the application prior to the hearing.
- o YOU cannot, however, in accordance with a court ruling, contact a County Commissioner, or Community Zoning Appeals Board member, individually, either orally or in writing, about the application outside of the public hearing.
- o YOU will know of the zoning board's decision at the hearing unless this case is deferred by the board to another hearing date.
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PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.

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MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1st STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

ZONING HEARING NOTICE

RESORT
FIRST CLASS



22003000300 BCC 339
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

33128+1923 71



MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

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HEARING NUMBER: 03-300
APPLICANT NAME: CARDAN OF SOUTH DADE L.L.C.

THE APPLICANT IS APPEALING THE DECISION OF THE COMMUNITY ZONING APPEALS BOARD #14 WHICH DENIED THE FOLLOWING:
APPLICANT IS REQUESTING A ZONE CHANGE FROM AGRICULTURAL DISTRICT TO SINGLE-FAMILY MODIFIED ESTATE DISTRICT, ON THIS SITE.

LOCATION: LYING WEST OF SW 194 AVENUE AND SOUTH OF THEORETICAL SW 304 STREET, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 17.02 ACRES

HEARING WILL BE HELD IN THE DADE MIAMI-DADE COUNTY-STEPHEN P. CLARK CT BOARD OF COUNTY COMMISSIONERS COUNTY COMMISSION CHAMBERS, 2ND FLOOR 111 NW 1ST. STREET MIAMI-DADE COUNTY, FLORIDA

COUNTY COMMISSION
DATE 07/29/2004
THURSDAY
TIME 9:30 AM

22003000300 BCC 339
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

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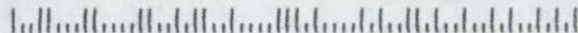
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Z2003000300 C14 337
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ZONING HEARING SECTION
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MIAMI, FLORIDA 33128-1974

J6RYTMS 33128



MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

HEARING NUMBER: 03-300
APPLICANT NAME: CARDAN OF SOUTH DADE, LLC

APPLICANT IS REQUESTING A ZONE CHANGE FROM
AGRICULTURAL DISTRICT TO MODIFIED ESTATE DISTRICT.

LOCATION: LYING WEST OF SW 195 AVENUE AND SOUTH
OF SW 304 STREET, MIAMI-DADE COUNTY, FLORIDA

SIZE OF PROPERTY: 18.2 ACRES

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HEARING WILL BE HELD AT THE
SOUTH DADE GOVERNMENT CENTER
10710 SW 211 STREET ROOM 203
OLD BUILDING
MIAMI-DADE COUNTY, FL

THIS IS A PRELIMINARY
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WILL BE SENT TO YOU.

22003000300 C14 337
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THE FOLLOWING HEARING WAS DEFERRED FROM 11/18/04 TO THIS DATE:

HEARING NO. 04-3-CZ14-2 (03-300)

11-57-38
BCC
Comm. Dist. 8

APPLICANT: CARDAN OF SOUTH DADE L. L. C.

CARDAN OF SOUTH DADE L. L. C. is appealing the decision of Community Zoning Appeals Board #14 which denied the following:

AU to EU-M

SUBJECT PROPERTY: The NW ¼ of the SW ¼, less the south 497' & less the west 420' & less the north 25' thereof, in Section 11, Township 57 South, Range 38 East.

LOCATION: Lying west of S.W. 194 Avenue & south of theoretical S.W. 304 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 17.02 Acres

AU (Agricultural – Residential)

EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

THE FOLLOWING HEARING WAS DEFERRED FROM 11/18/04 TO THIS DATE:

HEARING NO. 04-3-CZ14-2 (03-300)

11-57-38
BCC
Comm. Dist. 8

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HEARING NO. 04-3-CZ14-2 (03-300)

11-57-38
Council Area 14
Comm. Dist. 8

APPLICANT: CARDAN OF SOUTH DADE L. L. C.

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PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2003000300

BOARD: BCC

LOCATION OF SIGN: LYING WEST OF S.W. 194 AVE & SOUTH OF
THEORETICAL S.W. 304 STREET.

Miami Dade County, Florida

Date of Posting: 15-DEC-04

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

SIGNATURE:

Cleveland Thompson

PRINT NAME:

CLEVELAND THOMPSON

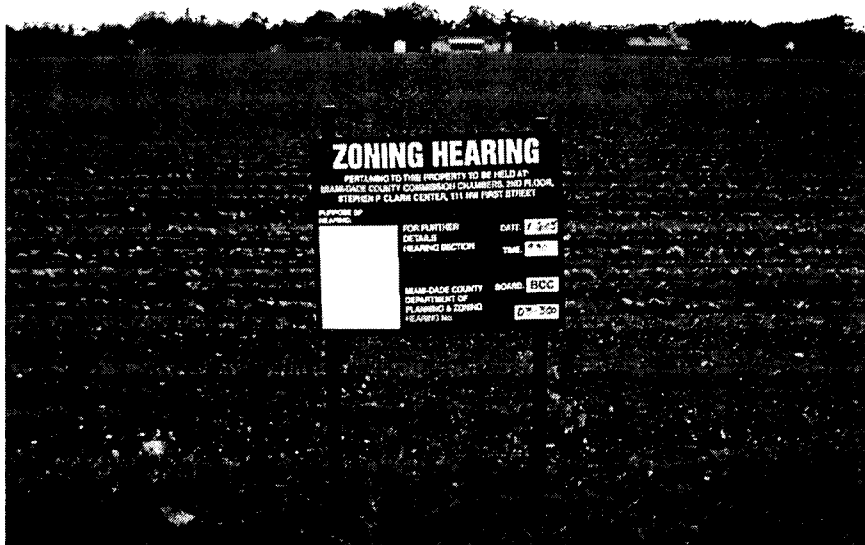


Miami-Dade County
Department of Planning and Zoning



PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING

Cortez signs.



HEARING NUMBER: Z2003000300

BOARD: BCC

LOCATION OF SIGN: LYING WEST OF S.W. 194 AVE & SOUTH OF THEORETICAL S.W. 304 STREET.

Miami Dade County, Florida

Date of Posting: 05-JAN-05

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

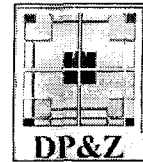
SIGNATURE:

PRINT NAME:

FELIX ACOSTA



**Miami-Dade County
Department of Planning and Zoning**



PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2003000300

BOARD: BCC

LOCATION OF SIGN: LYING WEST OF S.W. 194 AVE & SOUTH OF THEORETICAL S.W. 304 STREET.

Miami Dade County, Florida

Date of Posting: 07-JUL-04

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

SIGNATURE:

PRINT NAME:

FELIX ACOSTA



**Miami-Dade County
Department of Planning and Zoning**



PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2003000300

BOARD: C14

LOCATION OF SIGN: LYING WEST OF S.W. 194 AVE & SOUTH OF THEORETICAL S.W. 304 STREET.

Miami Dade County, Florida

Date of Posting: 24-FEB-04

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

SIGNATURE:

PRINT NAME:

FELIX ACOSTA

BCC 7/29/04

AFFIDAVIT FOR MAILING OF FINAL NOTICES

RE: HEARING No: 03-300 HEARING DATE 7/29/04

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'
☒ 1/2 mile
☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: [Signature]

Date: June 24, 2004

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: [Signature]

Date: 6/25/04

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: [Signature]

Date: JUN 25 2004

AFFIDAVIT FOR MAILING OF FINAL NOTICES

RE: HEARING No. 03-300 HEARING DATE 3/15/04

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'
- ☒ 1/2 mile
- ☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: [Signature]
Date: February 13, 2004

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: [Signature]
Date: 2/13/04

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: [Signature]
Date: 2/13/04

C-14

AFFIDAVIT FOR MAILING OF FINAL NOTICES

RE: HEARING No. 03-300 HEARING DATE 3/09/04

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'
- ☒ 1/2 mile
- ☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: [Signature]
Date: February 05/04

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: [Signature]
Date: 2/5/04

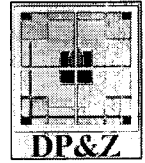
I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: [Signature]
Date: 2/5/04

C-14



**Miami-Dade County
Department of Planning and Zoning**



AFFIDAVIT FOR MAILING OR PRELIMINARY NOTICES

Re: HEARING No. Z2003000300

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

✓ 1/2 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature:

Alfredo Fernandez-Cueto

Date:

11/03/03

.....
I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature:

Denise Lee

Date:

11/10/03

.....
I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature:

Date:

11-10-03

.....
TO BE RETAINED IN HEARING FILE

MIAMI-DADE COUNTY, FLORIDA

LEGAL NOTICE

ZONING HEARING

LEGAL COURTESY NOTICE

This meeting is advertised in accordance with a request from the Board of County Commissioners when the application was previously deferred.

The holding of this meeting, however is subject to the Board's establishment of 2005 meeting dates.

THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS will hold a Public Hearing on the following items on Thursday, the 6th day of January, 2005 at 9:30 a.m. in the County Commission Chambers, 2nd Floor, Stephen P. Clark Center, 111 NW 1st Street, Miami, Florida. Said hearing is being held to consider the application hereinafter listed for Development of Regional Impact in the Unincorporated area of Miami-Dade County, Florida. The Board of County Commissioners RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

HEARING NO. 04-3-CZ14-2 (03-300)

APPLICANT: CARDAN OF SOUTH DADE L. L. C.

CARDAN OF SOUTH DADE L. L. C. is appealing the decision of Community Zoning Appeals Board #14 which denied the following:

AU to EU-M

SUBJECT PROPERTY: The NW ¼ of the SW ¼, less the south 497' & less the west 420' & less the north 25' thereof, in Section 11, Township 57 South, Range 38 East.

LOCATION: Lying west of S.W. 194 Avenue & south of theoretical S.W. 304' Street, Miami-Dade County, Florida.

THIS IS A CORRECTED VERSION OF THE FOLLOWING ADVERTISEMENT
PUBLISHED ON DECEMBER 14, 2004

TO CHANGE THE REQUEST NUMBER ON REQUEST #5:

HEARING NO. 04-6-CC-2 (03-323)

APPLICANTS: PETER MORTON TRUST, ET AL.

BM 1-6-05

MIAMI-DADE COUNTY, FLORIDA**LEGAL NOTICE****ZONING HEARING**

This meeting is advertised in accordance with a request from the Board of County Commissioners when the application was previously deferred.

The holding of this meeting, however is subject to the Board's establishment of 2005 meeting dates.

THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS will hold a Public Hearing on the following items on Thursday, the 6th day of January, 2005 at 9:30 a.m. in the County Commission Chambers, 2nd Floor, Stephen P. Clark Center, 111 NW 1st Street, Miami, Florida. Said hearing is being held to consider the application hereinafter listed for Development of Regional Impact in the Unincorporated area of Miami-Dade County, Florida. The Board of County Commissioners RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions; and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

HEARING NO. 04-3-CZ14-2 (03-300)

APPLICANT: CARDAN OF SOUTH DADE L. L. C.

CARDAN OF SOUTH DADE L. L. C. is appealing the decision of Community Zoning Appeals Board #14 which denied the following:
AU to EU-M

SUBJECT PROPERTY: The NW ¼ of the SW ¼, less the south 497' & less the west 420' & less the north 25' thereof, in Section 11, Township 57 South, Range 38 East.

LOCATION: Lying west of S.W. 194 Avenue & south of theoretical S.W. 304 Street, Miami-Dade County, Florida.

HEARING NO. 04-6-CC-2 (03-323)

APPLICANTS: PETER MORTON TRUST, ET AL.

- (1) TO MAKE A SUBSTANTIAL DEVIATION DETERMINATION pursuant to (380.06(19) of the Florida Statutes with respect to the following amendments and requests.
- (2) RU-4A to BU-2
- (3) SPECIAL EXCEPTION to permit site plan approval for a commercial development.
- (4) Applicant is requesting to waive the landscape regulations requiring street trees to be planted in the swale area or within 7' of the property lines along rights-of-way to permit the street trees setback minimum of 56' from the west property line.

REQUESTS #2 THROUGH #4 ON PARCEL "A"

- (3) BU-2 to RU-4A

REQUEST #3 ON PARCEL "B"

Upon a demonstration that the applicable standards have been satisfied, approval of request #4 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Wal-Mart Miami Gardens (Prop), Florida Store #3311-00, C-195-SGL-OI Pro Player Stadium Site," as prepared by Kimley-Horn and Associates, Inc. and dated stamped received 11/30/04, and consisting of 12 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: PARCEL "A": A portion of Lots 13 & 14 of MIAMI GARDENS, Plat book 2, Page 96, more particularly described as follows, to wit:

All that certain piece, parcel or tract of land situate, lying and being in Section 3, Township 52 South, Range 41 East of the Tallahassee Base Meridian; Commencing for reference at the Northwest corner of said Section 3; thence, bearing S2°46'26"E, along the west line of said Section 3, a distance of 659.74' to a point; thence leaving said west line, bearing N87°13'34"E, a distance of 76.49' to the east right-of-way line of N.W. 27th Avenue, Official Records Book 13023, Page 3408, said point also being the point and place of beginning of the herein described parcel; thence leaving said east right-of-way line, bearing N87°8'1"E, a distance of 583.72' to a point; thence bearing S2°48'3"E, a distance of 377.46' to a point; thence, bearing S87°8'1"W, a distance of 594.17' to a point on said east right-of-way line; thence, bearing N2°46'26"W, along said east right-of-way line, a distance of 337.13' to a point; thence, bearing N11°48'1"E, along said east right-of-way line, a distance of 51.66' to the Point of beginning. AND: PARCEL "B": A portion of Tracts 62 & 63 of MIAMI GARDENS, Plat book 2, Page 96, more particularly described as follows, to wit:

All that certain piece, parcel or tract of land situate, lying and being in Section 3, Township 52 South, Range 41 East of the Tallahassee Base Meridian; Commencing for reference at the Southwest corner of the NW¼ of said Section 3; thence, bearing N87°9'56"E, along the south line of said NW¼ of said Section 3, a distance of 621.27' to a point; thence, leaving said south line, bearing S2°45'13"E, a distance of 15' to the point and place of beginning of the herein described parcel: thence, bearing N87°9'56"E, a distance of 347.22' to a point; thence bearing S2°45'15"E, a distance of 645.38' to a point; thence bearing S87°11'2"W, a distance of 347.22' to a point; thence bearing N2°45'13"W, a distance of 645.27' to the Point of beginning.

DOLPHIN CENTER SOUTH (OVERALL PROPERTY): A parcel of land being Tracts 14, 15, 34, 35, 38, 39, 62, 63, 66, 67 AND 94, and being a portion of Tracts 9 through 13, inclusive, 16, 33, 36, 37, 40,



ZONING HEARING

BOARD OF COUNTY COMMISSIONERS
THURSDAY, JANUARY 6, 2005 - 9:30 a.m.
COMMISSION CHAMBERS - 2nd Floor
STEPHEN P. CLARK CENTER
111 NW 1 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

This meeting is advertised in accordance with a request from the Board of County Commissioners when the application was previously deferred.
The holding of this meeting, however is subject to the Board's establishment of 2005 meeting dates.

1. **CARDAN OF SOUTH DADE L.L.C. (03-300)**

Location: Lying west of SW 194 Avenue and south of theoretical SW 304 Street, Miami-Dade County, Florida (17.02 Acres).

The applicant is appealing the decision of the Community Zoning Appeals Board #14 which denied the following: The applicant is requesting a zone change from agricultural district to single-family modified estate district, on this site.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications. Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565. If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access an equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.



ZONING HEARING

BOARD OF COUNTY COMMISSIONERS
THURSDAY, JULY 29, 2004 - 9:30 a.m.
COMMISSION CHAMBERS - 2nd Floor
STEPHEN P. CLARK CENTER
111 NW 1 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. **ESTATES OF BISCAYNE, INC. (03-222)**
Location: The northwest corner of SW 288 Street and SW 172 Avenue, Miami-Dade County, Florida (20.74 Acres).

The applicant is appealing the decision of the Community Zoning Appeals Board #14 which denied the following: The applicant is requesting a zone change from agricultural and interim zoning district to single-family modified estate district, on this site.

2. **CARDAN OF SOUTH DADE L.L.C. (03-300)**
Location: Lying west of SW 194 Avenue and south of theoretical SW 304 Street, Miami-Dade County, Florida (17.02 Acres).

The applicant is appealing the decision of the Community Zoning Appeals Board #14 which denied the following: The applicant is requesting a zone change from agricultural district to single-family modified estate district, on this site.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications. Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565. If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access an equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.

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Public Notices & Hearings

- (1) TO MAKE A SUBSTANTIAL DEVIATION DETERMINATION pursuant to (380.08(19) of the Florida Statutes with respect to the following amendments and requests.
 (2) RU-4A to BU-2

REQUEST #2 ON PARCEL "A"

- (3) BU-2 to RU-4A

REQUEST #3 ON PARCEL "B"

SUBJECT PROPERTY: **PARCEL "A"**: A portion of Lots 13 & 14 of MIAMI GARDENS, Plat book 2, Page 96, more particularly described as follows, to wit:

All that certain piece, parcel or tract of land situate, lying and being in Section 3, Township 52 South, Range 41 East of the Tallahassee Base Meridian; Commencing for reference at the Northwest corner of said Section 3; thence, bearing S2°48'28"E, along the west line of said Section 3, a distance of 659.74' to a point; thence leaving said west line, bearing N87°13'34"E, a distance of 78.49' to the east right-of-way line of N.W. 27th Avenue, Official Records Book 13023, Page 3408, said point also being the point and place of beginning of the herein described parcel; thence leaving said east right-of-way line, bearing N87°8'1"E, a distance of 583.72' to a point; thence bearing S2°46'3"E, a distance of 377.46' to a point; thence, bearing S87°5'1"W, a distance of 594.17' to a point on said east right-of-way line; thence, bearing N2°46'28"W, along said east right-of-way line, a distance of 337.13' to a point; thence, bearing N11°48'1"E, along said east right-of-way line, a distance of 51.66' to the Point of beginning. AND: **PARCEL "B"**: A portion of Tracts 82 & 83 of MIAMI GARDENS, Plat book 2, Page 96, more particularly described as follows, to wit:

All that certain piece, parcel or tract of land situate, lying and being in Section 3, Township 52 South, Range 41 East of the Tallahassee Base Meridian; Commencing for reference at the Southwest corner of the NW¼ of said Section 3; thence, bearing N87°9'56"E, along the south line of said NW¼ of said Section 3, a distance of 621.27' to a point; thence, leaving said south line, bearing S2°45'13"E, a distance of 15' to the point and place of beginning of the herein described parcel; thence, bearing N87°9'56"E, a distance of 347.22' to a point; thence bearing S2°45'15"E, a distance of 845.38' to a point; thence bearing S87°11'2"W, a distance of 347.22' to a point; thence bearing N2°45'13"W, a distance of 845.27' to the Point of beginning.

DOLPHIN CENTER SOUTH (OVERALL PROPERTY): A parcel of land being Tracts 14, 15, 34, 35, 38, 39, 62, 63, 66, 67 AND 94, and being a portion of Tracts 9 through 13, inclusive, 16, 33, 36, 37, 40, 61, 64, 65, 68, 93, 99 and 100 OF PLAT OF MIAMI GARDENS, in Section 3, Township 52 South, Range 41 East, Plat Book 2, at Page 96, more particularly described as follows:

Commence at the Northwest corner of Section 3, Township 52 South, Range 41 East; thence on an assumed bearing of N87°07'02"E, along the center line of N.W. 199th Street as shown on DOLPHIN CENTER-STADIUM SITE, Plat Book 129, at Page 91; a distance of 19.58' to a Point of curvature of a tangent curve concave to the south and having a radius of 1,908.58'; thence SE½, 260.2', along the centerline of said N.W. 199th Street and along the arc of said curve to the right having a central angle of 07°46'40" to a point on a non-tangent line; thence S02°46'28"E along said non-tangent line 60.58' to a point on the south Right-of-Way line of said N.W. 199th STREET, said point also lying on the arc of a non-tangent curve concave to the south and having a radius of 1,548.58' (a radial line of said curve through said point having a bearing of N05°10'48"E), said point also being the Point of beginning; thence E½ & SE½, 285.69' along the south Right-of-Way line of N.W. 199th Street as shown on said DOLPHIN CENTER-STADIUM SITE & along the arc of said curve through a central angle of 08°51'17" to a Point of tangency; thence continue S75°57'55"E, along said south Right-of-Way line, 450.54' to a Point of curvature of a tangent curve concave to the Northeast & having a radius of 6,924.43'; thence SE½, 198.91' continuing along said south Right-of-Way line & along the arc of said curve through a central angle of 01°38'45" to a point on a non-tangent line, said point also being the Northwest corner of Tract 'D', of said DOLPHIN CENTER-STADIUM SITE; thence S02°45'54"E along the west line of said Tract 'D', 2,315.14'; thence continue S02°46'44"E along said west line 2,202.48' to the Southwest corner of said Tract 'D'; thence S87°15'51"W along a line 440' north of and parallel with the south line of said Tracts 99 & 100, MIAMI GARDENS, a distance of 520' to a point on the west line of said Tract 99; thence N02°46'44"W along the west line of said Tracts 94 & 99, MIAMI GARDENS, a distance of 880.66' to the Southeast corner of said Tract 86, MIAMI GARDENS; thence S87°13'18"W along the south line of said Tracts 85 & 66, MIAMI GARDENS, a distance of 410.02'; thence N02°48'28"W, 200' to a point on a line 200' north of & parallel with the south line of said Tract 85; thence S87°12'55"W along said parallel line, 184' to a point on the east Right-of-Way line of N.W. 27th Avenue as shown on said DOLPHIN-STADIUM SITE; thence N02°48'26"W along said east Right-of-Way line, 660.27'; thence N01°21'25"E along the east line of additional Right-of-Way for N.W. 27th Avenue, Official Records Book 13023, at Page 3408, for a distance of 180.47'; thence continue N02°48'26"W along the east line of said additional Right-of-Way 180' to a Point of Curvature of a tangent curve concave to the Southeast and having a radius of 50'; thence continue N½ & E½, 78.49' along the east line of said additional Right-of-Way and along the arc of said curve through a central angle of 89°58'25" to a point on a non-tangent line; thence continue N02°42'51"W along the east line of said additional Right-of-Way 50' to a point on the arc of a non-tangent curve concave to the Northeast and having a radius of 50' (a radial line of said curve through said point bears S02°50'02"E); thence continue W½ & N½, 78.59' along said east Right-of-Way line and along the arc of said curve through a central angle of 90°03'35" to a Point of tangency;

thence continue N02°46'26"W along the east side of said additional Right-of-Way 275'; thence continue N22°37'45"W along the east line of said additional Right-of-Way 38.28'; thence N02°46'26"W along the east Right-of-Way Line of N.W. 27th Avenue as shown on said DOLPHIN CENTER-STADIUM SITE, 1,736.32'; thence continue N01°21'25"E along said east Right-of-Way line 180.47'; thence continue N02°48'26"W along said east Right-of-Way line 200' to a Point of curvature of a curve concave to the Southeast, having a radius of 50'; thence NE½ along the arc of said curve, through a central angle of 93°22'20", a distance of 81.48' to a Point of compound curvature of a curve concave to the south and having a radius of 1,848.58', & to a point on the aforesaid S½ Right-of-Way line of N.W. 199th Street; thence E½ along said S½ Right-of-Way line and along the arc of said curve, through a central angle of 04°34'54", a distance of 147.82' to the Point of beginning.

LOCATION: The Southeast corner of N.W. 27th Avenue & N.W. 199th Street, City of Miami Gardens, Florida.

HEARING NO. 04-2-CZ14-1 (03-222)

APPLICANT: ESTATES OF BISCAYNE, INC.

ESTATES OF BISCAYNE, INC. is appealing the decision of COMMUNITY ZONING APPEALS BOARD #14 which denied the following:
 AU & GU to EU-M

SUBJECT PROPERTY: The south ½ of the SE ¼ of the NW ¼ of Section 6, Township 57 South, Range 39 East.

LOCATION: The Northwest corner of S.W. 288 Street and S.W. 172 Avenue, Miami-Dade County, Florida.

HEARING NO. 04-5-CZ11-3 (03-242)

APPLICANT: TCAG L. L. C.

TCAG L. L. C. is appealing the decision of COMMUNITY ZONING APPEALS BOARD #11 which denied the following:

(1) GU to IU-C

(2) Applicant is requesting to permit the zoning of a tract of land with an area of 4.99 gross acres (a minimum of 10 acres required for platting or rezoning).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

SUBJECT PROPERTY: The north ½ of the SE ¼ of the SE ¼ of the SW ¼ in Section 14, Township 55 South, Range 39 East.

LOCATION: Lying north of theoretical S.W. 135 Street and west of theoretical S.W. 132 Avenue, Miami-Dade County, Florida.

HEARING NO. 04-3-CZ14-2 (03-300)

APPLICANT: CARDAN OF SOUTH DADE L. L. C.

CARDAN OF SOUTH DADE L. L. C. is appealing the decision of Community Zoning Appeals Board #14 which denied the following:

AU to EU-M

SUBJECT PROPERTY: The NW ¼ of the SW ¼, less the south 497' & less the west 420' & less the north 25' thereof, in Section 11, Township 57 South, Range 38 East.

LOCATION: Lying west of S.W. 194 Avenue & south of theoretical S.W. 304 Street, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 315 of the Code of Miami-Dade County, all Board of County Commissioners' decisions are subject to review by the Circuit Court of Appeals upon appeal when filed with the Clerk of the Court at Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Publication of this Notice on the 06 day of July 2004.

7/6

04-3-09/470457M

MIAMI-DADE COUNTY, FLORIDA

ZONING HEARING

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 8 will hold a Public Hearing on the following items on Wednesday, the 28th day of July, 2004 at 7:00 p.m. in the HENRY REEVES ELEMENTARY SCHOOL, 2005 NW 111 Street, Miami, Florida. Said hearing is being held to consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Appeals of Administrative Decisions and Reformatations of Resolutions for this area within Unincorporated Miami-Dade County, Florida. The Community Zoning Appeals Board RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

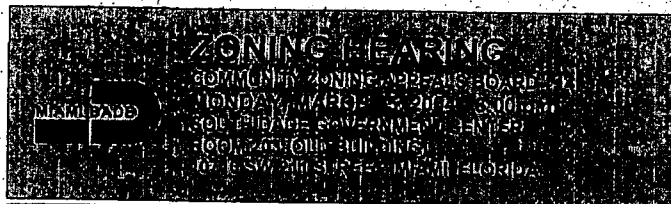
All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.



***** Rescheduled Notice *****
 The hearing for Community Zoning Appeals Board #14
 originally scheduled for March 9, 2004, has been
RESCHEDULED to March 15, 2004 at same time and location.

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. **PASOS DEL RIO, INC. (02-324)**

Location: East of SW 217 Avenue and south of 232 Street, Miami-Dade County, Florida (8.69 Gross Acres)

The applicant is requesting approvals to permit lots with less frontage and lot area than required, on this site.

2. **FMV FAMILY LTD. PARTNERSHIP (03-205)**

Location: The southeast corner of SW 124 Avenue and SW 224 Street / K/A: 12380 SW 224 Street, Miami-Dade County, Florida (0.8 Acre)

The applicant is requesting a zone change from single-family residential district to limited business district, approvals to permit parking spaces on a gravel surface where a hard surface is required, and to permit right-of-ways with less dedication than required, on this site.

3. **CARDAN OF SOUTH DADE L.L.C. (03-300)**

Location: Lying west of SW 184 Avenue and south of theoretical SW 304 Street, Miami-Dade County, Florida (17.02 Acres)

The applicant is requesting a zone change from agricultural district to single-family modified estate district, on this site.

4. **BCG PARTNERS L.L.C. (03-318)**

Location: The southeast corner of SW 192 Avenue & theoretical SW 304 Street, Miami-Dade County, Florida (19.14 Acres)

The applicant is requesting a zone change from agricultural district to single-family modified estate district, on this site.

5. **LIVING QUARTERS USA, INC. (03-348)**

Location: The southwest corner of SW 180 Street & SW 110 Avenue, Miami-Dade County, Florida (1.3 Acres)

The applicant is requesting a zone change from agricultural district to single-family modified residential district (RU-1Mb), on this site. Also requesting approval to permit proposed lots with no frontage on a public street where is required, and to have access to a public street by means of a private drive.

6. **MIGUEL & ANGEL OTERO (03-378)**

Location: The east side of SW 212 Avenue and 330' south of SW 210 Street, Miami-Dade County, Florida (2.5 Gross Acres)

The applicants are requesting approval to permit a lot site with less frontage and less lot area than required, on this site.

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Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565.

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Maps and other data pertaining to these items are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

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* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.

Public Notices & Hearings

MIAMI-DADE COUNTY, FLORIDA

LEGAL NOTICE

ZONING HEARING

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 14 will hold a Public Hearing on the following items on Monday, the 15th day of March, 2004 at 6:00 p.m. in the SOUTH DADE GOVERNMENT CENTER - ROOM 203 (Old Building), 10710 SW 211 Street, Miami, Florida. Said hearing is being held to consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Appeals of Administrative Decisions and Reformation of Resolutions for this area within Unincorporated Miami-Dade County, Florida. The Community Zoning Appeals Board RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

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Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

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Maps and other data are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

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HEARING NO. 03-2-CZ14-3 (02-324)

APPLICANT: PASOS DEL RIO, INC.

(1) Applicant is requesting to permit 4 proposed lots with areas as follows: Parcel "A" with 2.03 gross acres; Parcel "B" with 1.37 gross acres; Parcel "C" with 2.64 gross acres and Parcel "D" with 2.65 gross acres (5 acres each required).

(2) Applicant is requesting to permit 3 lots with frontages as follows: Parcel "B" with 162.5', Parcel "C" with 168.5' and Parcel "D" with 168.5'. (200' required frontage for each parcel).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

SUBJECT PROPERTY: PARCEL "A": The NW ¼ of Section 21, Township 56 South, Range 38 East, less the south 2,456' and less the east 2,247', and less the north 55' and less the west 55'. A/K/A: Lot 1 of the Unrecorded Plat of BONANZA RANCHOS. AND: PARCEL "B": The west 337' of the east 2,247' of the north 162.5' of the south 1,993' of the NW ¼ of Section 21, Township 56 South, Range 38 East. A/K/A: Lot 12 of the Unrecorded Plat of BONANZA RANCHOS. AND: PARCEL "C": The west 168.8' of the east 2,078.5' of the NW ¼ of Section 21, Township 56 South, Range 38 East, less the north 55' and less the south 1,993'. A/K/A: Lot 13 of the Unrecorded Plat of BONANZA RANCHOS. AND: PARCEL "D": The west 168.5' of the east 2,247' of the NW ¼ of Section 21, Township 56 South, Range 38 East, less the north 55' and less the south 1,995'. A/K/A: Lot 14 of the Unrecorded Plat of BONANZA RANCHOS.

LOCATION: East of S.W. 217 Avenue and south of S.W. 232 Street, Miami-Dade County, Florida.

HEARING NO. 04-3-CZ14-1 (03-205)

APPLICANT: FMV FAMILY LTD. PARTNERSHIP

(1) RU-1 to BU-1A

(2) Applicant is requesting to permit parking spaces on a gravel surface (hard surface required).

(3) Applicant is requesting to permit a right-of-way with 15' of dedication on the east side of S.W. 124 Avenue (25' required).

(4) Applicant is requesting to permit a right-of-way with 25' of dedication for the south side of S.W. 224th Street (35' required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #4 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Site for Restaurant," as prepared by Tri-County Engineering, Inc., dated received November 4, 2003. Plans may be modified at public hearing.

SUBJECT PROPERTY: Beginning at the Northwest corner of the NW¼ of the NE¼ of the SW¼; thence run east 236.5'; thence south 162'; thence west 236.5'; thence north 162' to the Point of beginning in Section 13, Township 56 South, Range 39 East, less the north 15' thereof.

LOCATION: The Southeast corner of S.W. 124 Avenue and S.W. 224 Street; A/K/A: 12380 S.W. 224 Street, Miami-Dade County, Florida.

HEARING NO. 04-3-CZ14-2 (03-300)

APPLICANT: CARDAN OF SOUTH DADE L. L. C.

AU to EU-M

SUBJECT PROPERTY: The NW ¼ of the SW ¼, less the south 497' & less the west 420' & less the north 25' thereof, in Section 11, Township 57 South, Range 38 East.

LOCATION: Lying west of S.W. 194 Avenue & south of theoretical S.W. 304 Street, Miami-Dade County, Florida.

HEARING NO. 04-3-CZ14-3 (03-316)

APPLICANT: BCG PARTNERS L. L. C.

AU to EU-M

SUBJECT PROPERTY: The west ½ of the NW¼ of the SE ¼ of Section 11, Township 57 South, Range 38 East; LESS AND EXCEPT: Commence at the Northwest corner of the SE ¼ of said Section 11, said point being also the center of said Section 11; thence run along the north line of the SE ¼ of said Section 11, N89°21'12"E (bearings derived from the Florida State System of Plane Coordinates) for 483.29' to the Point of beginning of the herein described parcel of land; thence continued along said north line, N89°21'12"E for 180' to a Point of Intersection with the east line of the west ½ of the NW ¼ of the SE ¼ of said Section 11; thence run along said east line S0°43'8"E for 257.57' to a point; thence run N88°39'12"W for 180.14' to a point; thence run N0°42'52"W for 251.3' to the Point of beginning.